

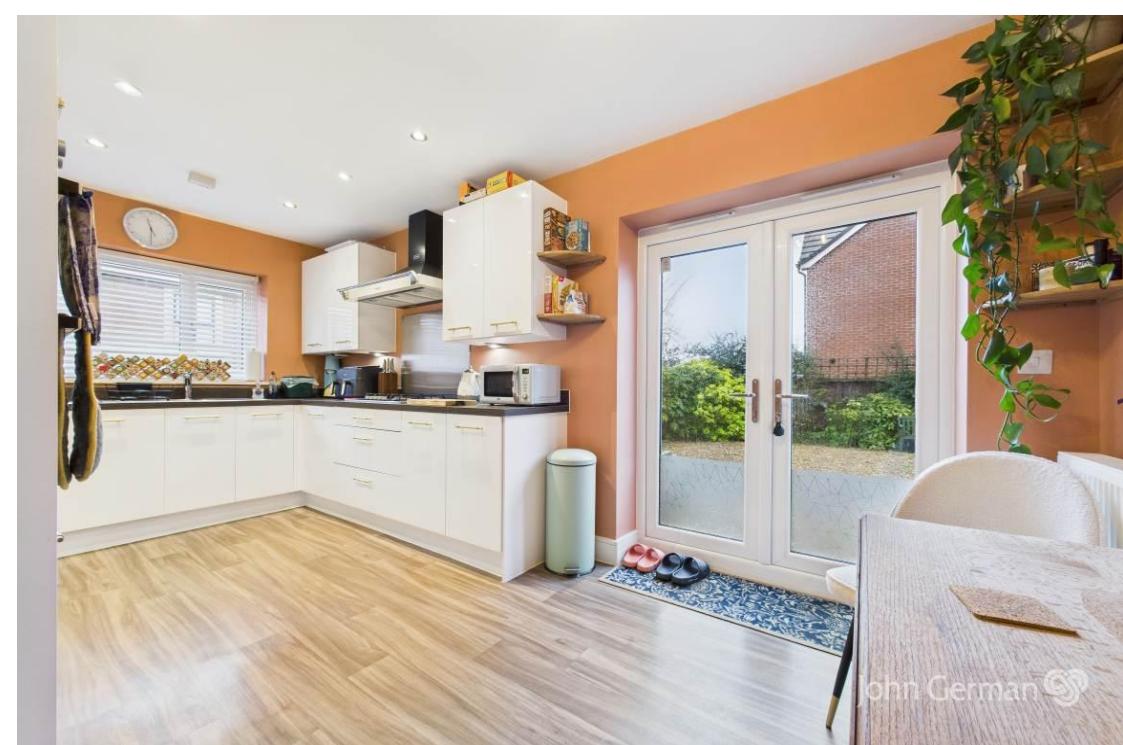
Ivinson Way

Bramshall Meadows, Uttoxeter, ST14 5BF

John  
German



John German



# Ivinson Way

Bramshall Meadows, Uttoxeter, ST14 5BF

£289,995



Attractive modern double fronted detached home with well-presented and planned accommodation suitable for a variety of potential buyers, with a pleasant enclosed garden and double width parking.

John German 

This modern property would suit those looking to make their first step onto the property ladder, moving either up or down the market, or for a buy-to-let investment. Viewing and consideration is strongly recommended to appreciate the well-planned layout, generous room dimensions, delightful condition and its exact position on Phase I of the popular St. Modwens development built in 2017.

Situated towards the edge of Uttoxeter but still within easy reach of local amenities including the first school and green spaces found on the development, along with Bramshall Road park. The town centre with its wide range of facilities is also nearby as is the A50 dual carriageway linking the M1 and M6 motorways.

**Accommodation** - A canopy porch with a composite and part double glazed door and side panels opens to the welcoming hallway where stairs rise to the first floor, and doors lead to the ground floor accommodation plus the fitted guest cloakroom/WC.

The dual aspect lounge extends to the full depth of the home, is immersed in natural light and allows enough space to arrange your furniture in several ways. On the opposite of the hall is the dining kitchen which also extends to the full depth of the property and benefits from dual aspect windows including French doors opening to the pleasant enclosed garden. It has a range of base and eye level units with fitted worktops and an inset sink unit set below the front facing window, a fitted gas hob with a Stoves extractor hood over, built-in double oven, and integrated appliances including a dishwasher and fridge/freezer. A really useful feature of this space is the built-in laundry cupboard set behind a set of double doors, having a fitted worksurface, plumbing for a washing machine and space for a tumble dryer.

To the first floor the landing has a built-in airing cupboard and access to the loft which is fully boarded with shelves and a pull-down access ladder. Doors open to the three good sized bedrooms, two of which can easily accommodate a double bed and benefit from built-in double wardrobes, and the third bedroom having dual aspect windows. The master bedroom has its own fitted ensuite shower room with a modern white suite and contrasting tiled splashbacks incorporating a double shower cubicle, plus a side facing window providing light. Completing the accommodation is the fitted family bathroom, also having a modern white three suite with contrasting tiled splashbacks incorporating a panelled bath with a mixer tap, shower attachment and a screen.

**Outside** - To the side of the home is a lovely hard landscaped, low maintenance and part walled garden with well stocked borders containing a variety of shrubs and plants plus space for a shed. The garden wraps around the rear elevation of the home where there is also gated access to the driveway.

To the front is a small shrubbed foregarden and an established hedge extending to the side of the home, with a further gravelled border and a double width driveway providing off road parking.

**W3W:** winds.caps.charging

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices. We are advised there is a small annual charge for the maintenance of the communal areas on the development.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

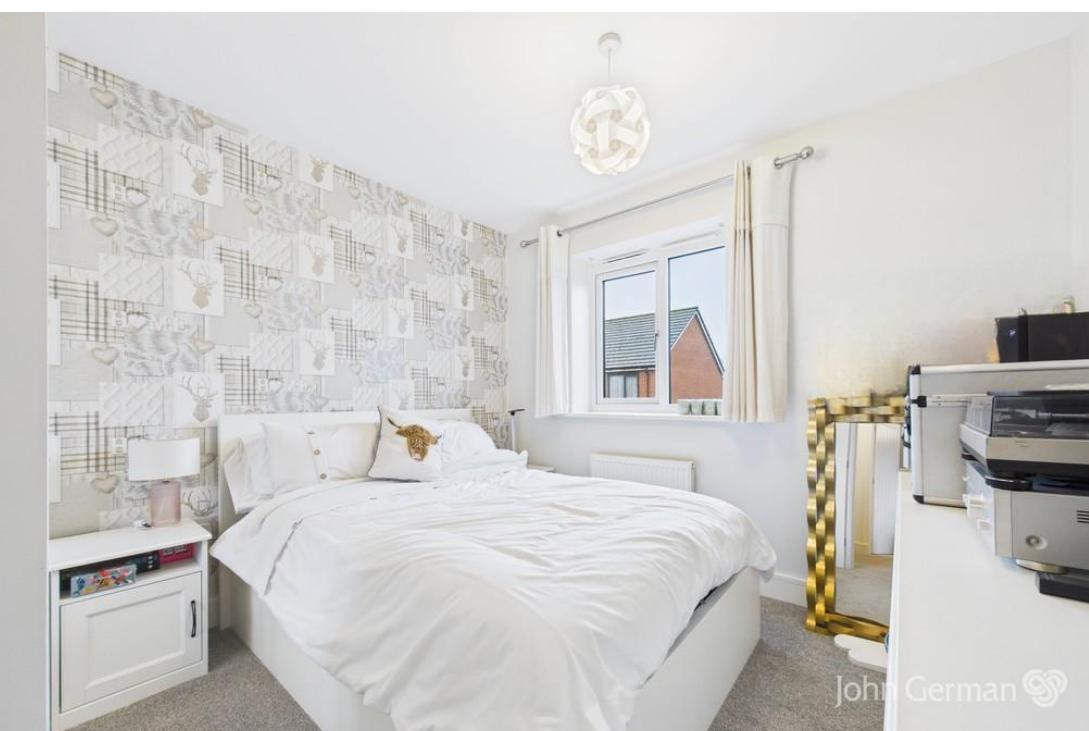
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

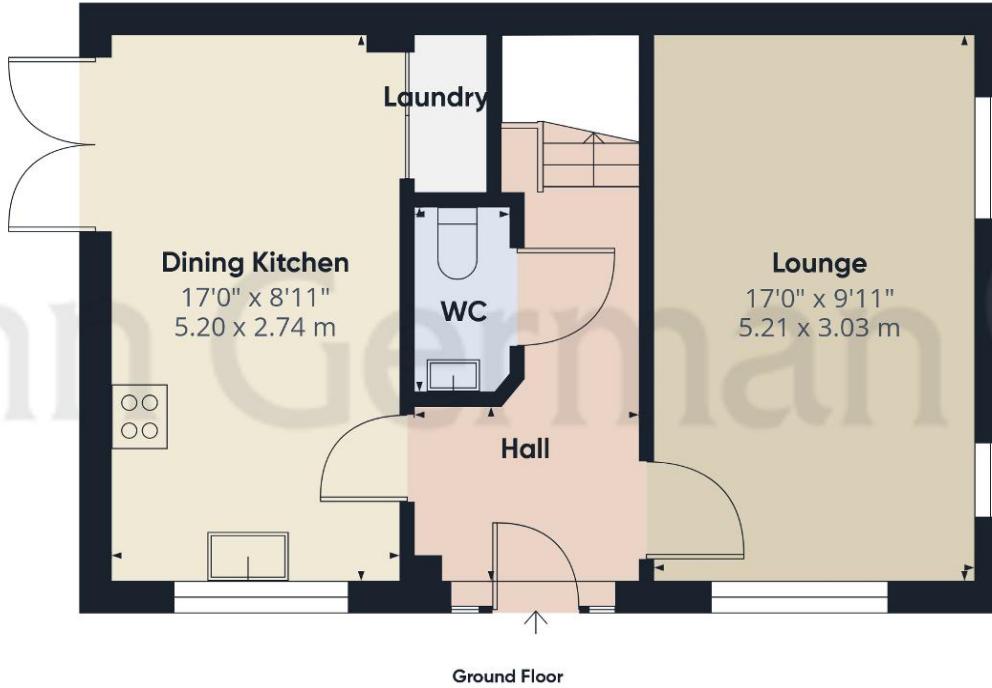
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/21012026



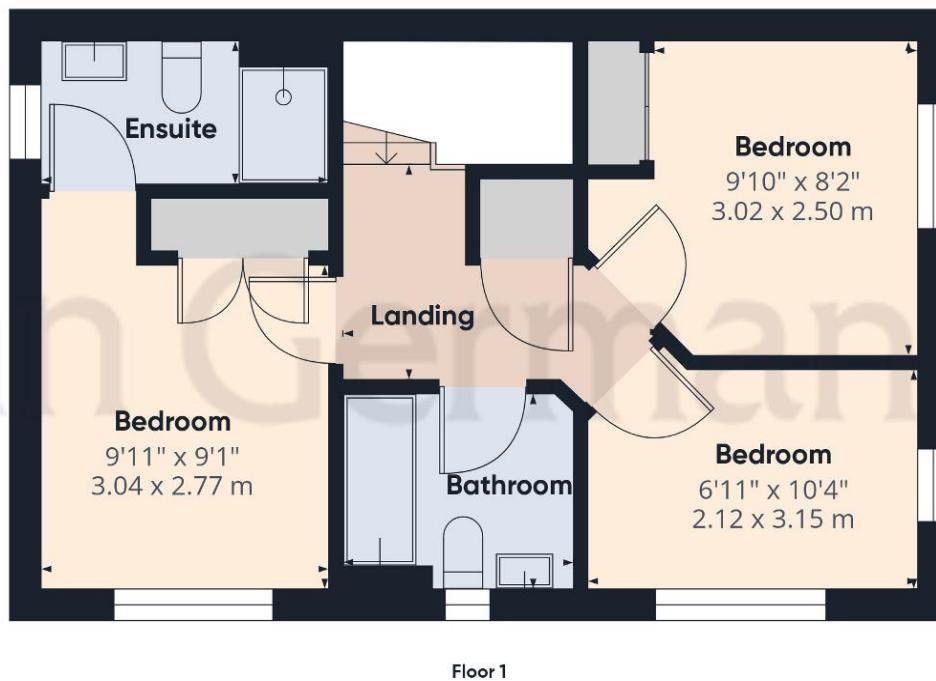




Approximate total area<sup>(1)</sup>

861 ft<sup>2</sup>

80.1 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





John German



rightmove  OnTheMarket 

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

#### Agents' Notes

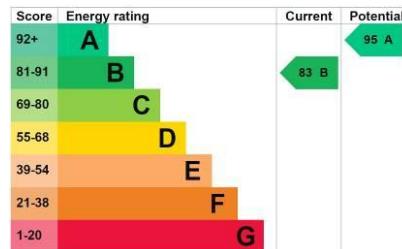
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German  
9a Market Place, Uttoxeter,  
Staffordshire, ST14 8HY  
01889 567444  
uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

